



# TOWN OF NANTUCKET BOARD OF APPEALS NANTUCKET, MA 02554

Minutes  
Friday August 10, 2007  
12:00 PM  
2 Fairgrounds Road  
Conference Room

**Board Members in attendance:** Michael O'Mara, David Wiley, Dale Waine, Burr Tupper, Lisa Botticelli, Nancy Severens and Kerim Koseatac

**Staff:** Linda Williams

I. Call to Order:

**Chairman Michael O'Mara called the meeting to order at 12:00 P.M.**

II. Old Business

- **003-07                      Old North Wharf. 29 A-C                      Old North Wharf                      Reade**

Applicant withdrew the application. Board voted to approve without prejudice.

- **010-07                      Murphy    5 Spring Street                      Gilmore**

Applicant is appealing a decision from the Zoning Enforcement Officer which determined that a dimensional variance would be needed to validate the alteration of the dwelling.

A motion was made (O'Mara) and duly seconded and voted 0-5 in favor.

- **047-07                      Holdgate Partners    Barnard Valley Road                      Hunter**

Application was continued to the September 14, 2007 meeting.

- **052-07                      Westbrook    16 Baxter Road                      Reade**

Application was withdrawn. Board voted to withdraw without prejudice.

- **053-07                      Grant    49 Nonantum Avenue                      Reade**

Applicant is seeking a modification of the variance relief granted from the decision in the Board of Appeals File No. 022-97. The modified variance will allow for the setback intrusions in the side and front yards.

- 054-07 Nantucket Hunting Assoc. Madequesham Valley Road Zieff

Application was continued to the September 14, 2007 meeting.

- |          |       |                                  |       |
|----------|-------|----------------------------------|-------|
| ▪ 070-07 | Raith | 25 Nobadeer Farm Road<br>Lot 758 | Zieff |
|----------|-------|----------------------------------|-------|

Applicant is seeking a modification of a special permit relief granted from the decision in the Board of Appeals File No. 063-06. Applicant is proposing to reposition the loading zone in order to share the space with the immediately abutting lot to the east.

A motion was made (Wiley) and duly seconded to approve the application and voted 5-0 in favor.

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|--------|-------|----------------------------------|-------|
| 071-07 | Raith | 25 Nobadeer Farm Road<br>Lot 759 | Zieff |
|--------|-------|----------------------------------|-------|

Applicant is seeking special permit relief to permit a carpenter's shop and to relocate half the loading zone on the immediately abutting lot to the west.

A motion was made (Wiley) and duly seconded to approve the application and voted 5-0 in favor.

### III. New Business

- |          |        |                 |         |
|----------|--------|-----------------|---------|
| ▪ 072-07 | Murphy | 5 Spring Street | Gilmore |
|----------|--------|-----------------|---------|

Applicant is seeking relief by variance to expand and relocate the existing structure in order to provide additional living space.

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

- |   |        |       |              |      |
|---|--------|-------|--------------|------|
| ▪ | 073-07 | Block | 7 Morey Lane | Self |
|---|--------|-------|--------------|------|

Applicant is seeking relief by variance for height limitations. The building, which was constructed in the early 1900's, has a height of about thirty-one (31) feet in a district that allows thirty (30) feet.

A motion was made (Botticelli) and duly seconded to approve the application and voted 5-0 in favor.

- **074-07**      **Nantucket Aella, Ltd.**      **4 Bartlett Road**      **Hunter**

Applicant withdrew the application. Board voted to withdraw without prejudice.

- **075-07**      **Dunham**      **3 Swain Street**      **Glidden**

Applicant is seeking variance relief in order to validate the locus as a separately marketable and buildable lot from all adjacent parcels. Due to a lot line adjustment in 1978, the lot was inadvertently made nonconforming by reducing the lot area to 4,585 square feet in a zoning district that requires a minimum lot size of 5,000 square feet.

A motion was made (Botticelli) and duly seconded to approve the application and voted 5-0 in favor.

- **076-07                      Pratter    4 Meetinghouse Lane                      Zieff**

Applicant is seeking relief by variance to validate work done in 1991 that increased the ground cover to 1,680 square feet in a zoning district that allows 1,500 square feet.

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

- **077-07                      Nantucket Dave Street, LLC    4 Dave Street                      Philbrick**

Applicant is seeking relief by variance to house a maximum of thirteen (13) employees in the larger dwelling towards the rear of the lot where the allowed maximum number of employees housed is nine (9).

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

IV.      Adjournment:

**A motion was made (Waine) and duly seconded to adjourn the meeting at 5:30 P.M.**